

HISTORIC DISTRICT COMMISSION

Meeting Minutes

March 10, 2008

CALL TO ORDER:

Kurt Thornton called the meeting to order at 4:02 p.m.

ROLL CALL:

Members Present: Heather Lane-Fowler Doug Sofia
Glen Harris Laurie Sullivan
Jan Hatch Kurt Thornton
Susan Baldwin, City Commissioner

Staff Present: Glenn Perian, Senior Planner, Planning & Community Development
Kim Tuck, Chief Building Official, Inspections
Leona Parrish, Administrative Assistant, Planning

ADDITIONS / DELETIONS TO AGENDA: Revised Agenda noted two additional petitions, 27 Hanover Street and 64 W. Michigan Avenue.

APPROVAL OF PREVIOUS MINUTES:

Motion was made by Ms. Heather Lane-Fowler to approve the minutes from February 11, 2008 meeting; Seconded by Mr. Doug Sofia, all in favor minutes approved as presented.

CORRESPONDENCE: Mr. Glenn Perian provided an email from Ms. Kathleen Eriksen regarding elevation drawings for proposed balcony on Michigan Avenue, received from Mr. Jeff Adams. Mr. Perian stated he will be meeting with the City Attorney's Office to discuss any liability issues regarding the balcony being directly above the sidewalk.

OLD BUSINESS: 162 Oaklawn Avenue: Mr. Enedino Hernandez was present with an interpreter. They provided a cost analysis and a sample of the exterior material to be used for the front porch with the appearance of adobe finish to be rebuilt as the original size and design.

Mr. Glenn Perian read the report stating this month's packet included a materials cost sheet for the proposed porch; HDC minutes from the January 14, 2008 and November 19, 2007 meetings; also the original and supplemental packet of materials submitted for the proposed work at 162 Oaklawn Street. Stated the petition is here today seeking approval for the proposed porch, and that all other work has been previously approved at the prior meetings noted above.

Mr. Doug Sofia asked Mr. Hernandez if building the porch as the original was, would this take care of the water coming into the window.

Mr. Hernandez stated they will build something over the window to prevent the rain from coming inside.

Ms. Heather Lane-Fowler asked if the cost estimate was comparable to using wood. Mr. Hernandez stated with the porch being built smaller than his original plan, it will cost less. He had provided a sample of the exterior to be used, with the appearance of adobe finish that had a foam board backing.

MOTION: MADE BY DOUG SOFIA TO APPROVE THE NEW PORCH AS SUBMITTED TO BE REBUILT AS IT WAS ORIGINALLY FOR PROPERTY LOCATED AT 162 OAKLAWN STREET; SUPPORTED BY LAURIE SULLIVAN.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE.

NEW BUSINESS:

124 W. Manchester Street

Property owner Ms. Nina LaGrand or a representative was not present. Mr. Glenn Perian suggest this application be Tabled until the next meeting as the owner is not present to answer questions regarding the integrity of the rear wall of the garage, as it was not noted on their application.

MOTION: ALL IN FAVOR, NONE OPPOSED TO TABLE THE UNTIL APRIL 14, 2008 MEETING, IN ORDER FOR OWNER TO BE PRESENT AND PROVIDE ADDITIONAL INFORMATION FOR PROPERTY LOCATED AT 124 MANCHESTER STREET.

2 W. Michigan Avenue:

Mr. Glenn Perian read the report regarding the replacement of the AG Edwards signage to be changed to Wachovia. He noted that the new signage does meet all the requirements.

Mr. Dave Lindenback, RWL Sign Co. was present to speak on behalf of Mr. Bill Schroer. Stated that AG Edwards was bought by Wachovia and is asking to have a replacement sign approved.

Mr. Glen Harris asked Mr. Lindenback what was the color scheme for the new sign. Mr. Lindenback stated he did not have a sample with him, but that it would be aluminum with gray letters.

MOTION: MADE BY MR. GLEN HARRIS TO APPROVE THE APPLICATION FOR SIGN REPLACEMENT AS SUBMITTED FOR PROPERTY LOCATED AT 2 W. MICHIGAN AVENUE; SUPPORTED BY HEATHER LANE-FOWLER.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE.

27 Hanover Street:

Mr. Glenn Perian read the report stating that Community Action Agency is asking on behalf of the property owner for approval of the following: Paint stabilization, vinyl window replacement with interior and exterior trim and wraps, foundation repair, install vented soffits and aluminum fascia trims to all overhangs, aluminum wrap exposed wood trim and framing materials on the front porch, install gutter and downspouts, provide new roof, install new handrails, and install new steel pre-hung doors to the front and rear entryways.

Mr. Daniel Osborn from C.A.A.S.C.M. (Community Action Agency of South Central Michigan) was present to speak on behalf of property owner.

Ms. Laurie Sullivan asked Mr. Osborn if the home was sided. Mr. Osborn stated yes, it had been sided years ago in the 1990's with light blue vinyl siding.

Mr. Glen Harris asked if the windows being replaced were the same size and if they had to do more than tuck point on the foundation and if they had to replace the entire roof.

Mr. Osborn stated they only had to do tuck- point on the foundation and that they only needed to replace the roof on the back half of the house and would be matching it exactly. Stated the soffit and fascia would be the same as the property across the street. Noted he was not doing a guardrail, only new handrails. He asked if the front and rear entrance doors could be replaced with new insulated steel doors. (Noted; yes, the doors were allowed)

MOTION: MADE BY MS. LAURIE SULLIVAN TO APPROVE THE APPLICATION AS SUBMITTED FOR PAINT STABILIZATION, VINYL WINDOW REPLACEMENT, WITH INTERIOR AND EXTERIOR TRIMS AND WRAPS, FOUNDATION REPAIR, INSTALL VENTED SOFFITS AND ALUMINUM FASCIA TRIMS TO ALL OVERHANGS, ALUMINUM WRAP OVER EXPOSED WOOD TRIM ON FRONT PORCH, INSTALL GUTTER AND DOWNSPOUTS, NEW ROOF, HANDRAILS AND NEW STEEL PREHUNG DOORS TO FRONT AND REAR ENTRANCE FOR PROPERTY LOCATED AT 27 HANOVER STREET; SUPPORTED BY HEATHER LANE-FOWLER.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE.

64 W. Michigan Avenue:

Mr. Glenn Perian read the report stated this was for newly proposed signage for the back of the building advertizing The Vibe located in the Local Central Business Historic District.

Mr. Glen Harris asked the petitioners what was the material to be used for the new sign.

Mr. & Mrs. Robert Swims (owner) was present to speak, stated it was galvanized steel that is in 4 ft. sections that are overlapped and would have their name cut into the steel and could be painted if they wished. Mr. Swims stated it would be back lighted and would like to put light blue tinted plexi-glass behind, so it would shine through and be a backing for the words. Stated he wanted to have lights to shine up and downwards onto the building behind the sign onto the brick wall.

Ms. Heather Lane-Fowler asked if The Vibe (name) was to be cut-out of the metal and then the blue would be behind the name. Owner stated yes.

Ms. Jan Hatch asked how late the lights would be left on. Mr. Swims stated it would be on an automatic light system to turn off and on, possibly stay on until 3:00 a.m., that it was in the downtown area and not near any residential properties.

Mr. Glen Harris stated an addendum should be noted for the record for the addition to their petition to include the colored plexi-glass behind the letters on the sign.

ALL IN FAVOR, NONE OPPOSED; TO APPROVE THE ADDENDUM TO THE PETITION TO INCLUDE COLOR PLEXI-GLASS TO BE INSTALLED BEHIND SIGN CUT-OUT LETTERING.

Mr. Kim Tuck explained the metal sign is made of ribbed metal that overlaps each other to interlock.

Mr. Glenn Perian asked the owner if this signage was for the back of the building. Mr. Swims stated yes, he will fill out another application for the front sign on Michigan Avenue when he is ready.

Mr. Glen Harris asked Mr. Swims if they would provide a better photo with accurate color, size etc., when they submit the application for the front sign. Mr. Swims stated yes, they would.

Ms. Heather Lane-Fowler asked if they had a front entrance to The Vibe. Mr. Swims stated there is a door in the front that it is just a hallway. Stated the main entrance is in the rear of the building.

Mr. Swims stated at first business had been slow, but now they have to control the number of persons allowed inside. He noted the various events they are doing during the week to be of interest to all ages of the community.

MOTION: MADE BY GLEN HARRIS TO APPROVE THE NEW SIGN AS SUBMITTED FOR PROPERTY LOCATED AT 64 W. MICHIGAN AVENUE, WITH THE ADDENDUM TO THE PETITION TO INCLUDE PLEXI-GLASS TO THE SIGN; SUPPORTED BY HEATHER LANE-FOWLER.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE.

PUBLIC COMMENTS: None

COMMENTS FROM COMMISSION MEMBERS AND STAFF:

Mr. Glenn Perian stated that he had received an email from Ms. Kathleen Eriksen, attached was the elevation drawings from Mr. Jeff Adams for the proposed balcony on Michigan Avenue. He noted a copy was mailed to HDC members, with revised meeting agenda. Mr. Perian stated he had met with the City Attorney's Office in regards to the proposed balcony having possible liabilities relating to it hanging over the public sidewalk. He noted that the Attorney's Office want to review this further.

Mr. Glen Harris provided an update of the building changes, stated that food would not be served only reheated items, and that liquor would be sold.

Ms. Jan Hatch asked if the balcony was bowed from front to back. Mr. Harris stated, yes it is curved.

Commissioner Baldwin asked how far out was the sidewalk. Mr. Kim Tuck stated sidewalk was 12 ft.

Mr. Kim Tuck mentioned that 87 Walter Avenue would be added to next month's agenda and requesting approval for demolition, stated the house is in bad condition and is a vacant property.

ADJOURNMENT:

Meeting was adjourned at 4:45 p.m., all in favor none opposed.

Submitted by: Leona A. Parrish, Administrative Assistant, Planning Department

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